Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes December 4, 2009

A meeting of the Planning Commission of the City of Saint Paul was held Friday, December 4, 2009, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Mmes. Donnelly-Cohen, Faricy, Lu, Morton, Smitten Thao, Wencl; and

Present: Messrs. Alton, Goodlow, Gordon, Johnson, Kramer, Margulies, Nelson,

Schertler, Ward and Wickiser.

Commissioners

Absent:

Ms. *Porter and Messrs. *Commers, and *Spaulding.

*Excused

Also Present: Donna Drummond, Planning Director; Patricia James, and Sonja Butler,

Department of Planning and Economic Development staff.

I. Approval of minutes November 13, 2009.

<u>MOTION</u>: Commissioner Donnelly-Cohen moved approval of the minutes of November 13, 2009. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Alton announced that there is a revised agenda for today's meeting. The Victoria Park update has been stricken from the agenda and replaced with the Central Corridor Streetscape update. He also announced that the annual Planning Commission holiday party will be on Tuesday, December 29, 2009 at Dixie's on Grand Avenue beginning at 5:00 p.m. after the Zoning Committee meeting. A flyer will be sent out.

III. Planning Director's Announcements

Donna Drummond reported that the City Council approved a financing and spending plan for Central Corridor streetscape improvements on November 24th. On December 2nd the City Council continued a public hearing on the Dynamic Display Ordinance. A substitute ordinance was introduced. It will be up for final adoption next Wednesday, December 9th and it should be approved.

Also on December 2nd there was an appeal of the Planning Commission's decision denying the MGM Liquor parking lot site plan. The City Council upheld the Planning Commission's decision and denied the applicant's appeal.

Last night Heritage Preservation Commission approved the signing of the Section 106 Memorandum of Agreement regarding historic resources for the former 3M campus.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

None.

NEW BUSINESS

<u>09-302-275 Premier Investments LLC</u> – Re-establishment of legal nonconforming use as a duplex. 400 Charles Avenue between Western and Arundel. (*Sarah Zorn*, 651/266-6570)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the re-establishment of legal nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.

<u>08-083-992 Laurel Apts Parking Lot #2</u> – Public hearing to consider revocation of parking lot site plan approved June 11, 2008, for failure to meet conditions of approval. 2057 Laurel Avenue. (*Tom Beach*, 651/266-9086)

Commissioner Kramer reported that the Zoning Committee laid this case over to the December 10, 2009 meeting.

Commissioner Morton announced the items on the agenda for the next Zoning Committee meeting on Thursday, December 10, 2009.

V. Comprehensive Planning Committee

Commissioner Donnelly-Cohen announced that the next meeting is Tuesday, December 15, 2009.

VI. Neighborhood Planning Committee

<u>District 4 Plan Summary</u> – Adopt resolution recommending approval to the City Council. (*Penelope Simison*, 651/266-6554)

<u>MOTION</u>: Commissioner Wencl moved on behalf of the Neighborhood Planning Committee to recommend that the City Council adopt the summary of the District 4 Plan. The motion carried unanimously on a voice vote.

<u>Bicycle Parking Zoning Amendments</u> – Adopt resolution recommending approval to the City Council. (*Kate Reilly*, 651/266-6618)

Kate Reilly explained that in conversations with members of the committee following the committee meeting, she found that the resolution provided for the Planning Commission packet, did not clearly represent the recommendation that had been agreed to at the committee meeting. An updated resolution was distributed. The gray shaded portion more accurately reflects what the committee recommended. The revised resolution is the committee's recommendation to the Planning Commission for approval.

MOTION: Commissioner Wencl moved on behalf of the Neighborhood Planning Committee

to recommend that the City Council adopt the Bicycle Parking Zoning Amendments. The motion carried unanimously on a voice vote.

Commissioner Wencl announced that the Neighborhood Committee meeting on Wednesday, December 9, 2009 has been cancelled.

VII. <u>Central Corridor Streetscape Update: Financing and Design</u> – Presentation by Donna Drummond, Planning Director. (*Donna Drummond*, 651/266-6556)

Donna Drummond, PED staff, gave a power point presentation on Central Corridor streetscape improvements. She said that on November 25th the City Council approved a financing plan to pay for additional streetscape improvements along University Avenue and in downtown. Public Works and PED staff have been working closely with the Central Corridor project office staff to develop a master streetscape plan. It includes an incredible amount of detail and a lot of work has gone into it over the past year, getting it into final form to be included in the bid package with the construction of the LRT project. The streetscape improvements are part of what is envisioned for the Central Corridor in the *Central Corridor Development Strategy*. The vision is to make University Avenue and downtown safe, pedestrian friendly and greener, and make these streets part of a vibrant neighborhood shere people want to live, work and shop.

Ms. Drummond showed images of what the corridor would look like with the standard improvements that are included in the LRT project budget, and what it would look like with the additional improvements that the city would pay for. She explained the cost of the improvements and the financing for the improvements. Property owner assessments are part of the proposed financing package. The Office of Financial Services is calculating the proposed assessments for each property. These calculations will be available at community meetings scheduled for next week, December 8th for downtown property owners and December 10th for University Avenue property owners. There will be a public hearing at City Council on January 6, 2010 on the proposed assessments.

Commissioner Ward asked what the timeline on the payback for those assessments is.

Ms. Drummond said that the property assessments can be financed for 20 years and the current rate is 5.5%. So a property owner can pay up front or finance the cost, which is added to their property taxes. She also mentioned that there are subsequent budget actions that have to be taken by the HRA and City Council on all of the funding sources.

Commissioner Thao was concerned with the lighting and spacing of the lights on University Avenue in terms of public safety.

Ms. Drummond said that much attention has been paid to making sure that with the spacing that there is adequate lighting along the street.

Commissioner Smitten asked if the three million dollar (\$3,000,000) figure is just for the streetscape or will there be other assessments?

Ms. Drummond said that \$2.9 million is the total assessment for the project that property owners would be asked to pay. She also noted that this is almost a billion dollar project and the proposed financing for the streetscape improvements and one additional LRT station is really the only money that the City is putting into the project.

VIII.	Communications Committee	
	No report.	
IX.	Task Force Reports	
	Commissioner Smitten gave an update on the Smith Avenue Corridor Revitalization Task I Steering Committee. They have been meeting since their kick-off event and on December they will be considering those who have expressed interest in participating on the actual community task force. About fifty (50) people have expressed interest in participating in the force and it will be narrowed down to fifteen (15). That work is underway and by the begin of the year the task force will be named and begin its work.	15 th e task
	Commissioner Thao announced that the Western, Hamline, Victoria Station Area Planning Steering Committee will be meeting Wednesday, December 16, 2009 from 4-6 p.m.	
	Commissioner Faricy reported that the Ford Plant is not closing until 2011 and that the Ford Force will be meeting on January 11, 2010 at 7:00 p.m., and the location will be announced later date. Commissioner Faricy also announced that there was a study done with regards to green manufacturing on the Ford site and that study will be discussed at this task force meet and if anyone is interested in seeing that report to please contact her.	at a
Χ.	Old Business	
	None	
XI.	New Business	
	None	
XII.	Adjournment	
	Meeting adjourned at 9:30 a.m.	
Recorded and prepared by Sonja Butler, Planning Commission Secretary Planning and Economic Development Department, City of Saint Paul		
Respec	ectfully submitted, Approved(Date)	

butler\planning commission\December 4 2009

Donna Drummond Planning Director

Marilyn Porter Secretary of the Planning Commission